



Interoffice Memorandum


02-15-18P98926-ARNV


02-15-18A09:37 RCVD

02-15-18A09:37 RCVD

DATE: January 30, 2018 02-15-07P98925-ARNV

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office 

FROM: Alberto A. Vargas, Manager, Planning Division 

CONTACT PERSON: **John Smogor, Planning Administrator**
Planning Division 407-836-5616 and
john.smogor@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

Project Name: Quadrangle Planned Development / Land Use Plan (PD/LUP) Land Use Plan – Case # CDR-17-03-084

Type of Hearing: Substantial Change

Applicant: Bryan Potts, Tannath Design, Inc.

Commission District: 5

General Location: Generally located north of University Boulevard and east of Systems Way

BCC Public Hearing Required by: Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 18-261

*March 20,
2018 @
2pm*

**Clerk's Advertising
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

A Change Determination Request (CDR) to add 2,304 square feet of retail uses to Tract 23 and request a parking waiver from Orange County Code Section 38-1476, to reduce parking for office uses from 4 spaces per 1,000 square feet to 3.5 spaces per 1,000 square feet on Tract 23.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

If you have any questions regarding this map, please call John Smogor at 407-836-5616.



SCALE:	NTS
PROJECT:	042-001
DATE:	01/29/2018
DRAWN BY:	CMF

Location Map
STARBUCKS
12124 HIGH TECH AVE.
ORLANDO, FLORIDA



Tannath Design, Inc.
2494 Rose Spring Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE
1

Quadrangle PD – CDR-17-03-084

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST; THENCE RUN NORTH 88°30'30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 175.25 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHWEST 1/4, RUN SOUTH 00°06'30" EAST, 25.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518 AND THE EAST LINE OF THE FLORIDA STATE ROAD DEPARTMENT HAUL ROAD (50 FOOT INGRESS AND EGRESS EASEMENT), AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00°06'30" EAST ALONG SAID EAST LINE, 220.00 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 88°30'30" EAST, 213.00 FEET; THENCE NORTH 00°06'30" WEST, 220.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518 (ALSO KNOWN AS SARNO ROAD, EAU GALLIE BOULEVARD); THENCE SOUTH 88°30'30" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 213.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST; THENCE RUN NORTH 88°30'30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 175.25 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHWEST 1/4, RUN SOUTH 00°06'30" EAST, 25.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518 AND THE EAST LINE OF THE FLORIDA STATE ROAD DEPARTMENT HAUL ROAD (50 FOOT INGRESS AND EGRESS EASEMENT); THENCE NORTH 88°30'30" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°30'30" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 00°06'30" EAST, A DISTANCE OF 220.00 FEET; THENCE SOUTH 88°30'30" WEST, A DISTANCE OF 57.02 FEET; THENCE NORTH 00°06'30" WEST, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST; THENCE RUN NORTH 88°30'30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 175.25 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHWEST 1/4, RUN SOUTH 00°06'30" EAST, 25.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518 AND THE EAST LINE OF THE FLORIDA STATE ROAD DEPARTMENT HAUL ROAD (50 FOOT INGRESS AND EGRESS EASEMENT); THENCE CONTINUE SOUTH 00°06'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 180.05 FEET; THENCE NORTH 88°30'30" EAST, A DISTANCE OF 60.02 FEET; THENCE NORTH 00°06'30" WEST, DISTANCE OF 180.05 FEET; THENCE SOUTH 88°30'30" WEST, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

OVERALL PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST; THENCE RUN NORTH 88°30'30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 175.25 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHWEST 1/4, RUN SOUTH 00°06'30" EAST, 25.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518 AND THE EAST LINE OF THE FLORIDA STATE ROAD DEPARTMENT HAUL ROAD (50 FOOT INGRESS AND EGRESS EASEMENT), AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 400.05 FEET; THENCE NORTH 88°30'30" EAST, A DISTANCE OF 60.02 FEET; THENCE NORTH 00°06'30" WEST, A DISTANCE OF 180.05 FEET; THENCE NORTH 88°30'30" EAST, A DISTANCE OF 210.00 FEET; THENCE NORTH 00°06'30" WEST, A DISTANCE OF 220.00 FEET; THENCE SOUTH 88°30'30" WEST TO A POINT ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 270.02 FEET TO THE POINT OF BEGINNING.